

Township of Bloomfield  
Zoning Board of Adjustment Minutes  
Regular Meeting  
July 13, 2017

The seventh regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, July 13, 2017 with a start time of 7:04 p.m. Chairman Michalski read the following statement:

“Notice of the time, date, location and agenda of this meeting, to the extent then known, was provided at least forty-eight (48) hours prior to the commencement of this meeting, in the following manner, pursuant to the provisions of Chapter 231 of the Law of 1975 (The Open Public Meetings Act):

- 1.) By posting such notice on the bulletin board of the municipal building and
- 2.) By mailing such notice to the office of the Independent Press, Bloomfield Life, Herald News and the Star Ledger.”

Roll call showed the following members present:

Mr. Scurman, Mr. Balnicki, Mr. Rockwell, Mr. Prince, Mr. Moormann, Mr. Debold, Mr. Puno, Ms. Alfreds and Chairman Michalski. Also present was Nicole Cosenza, Secretary to the Boards, Anthony Marucci, the Board’s Consulting Engineer and Michael Rubin, the Board’s Consulting Attorney.

Roll call showed the following members/consultants absent: Mr. Munson.

**Any and all discussion was recorded on audio tapes through the municipality and also through the Bloomfield Township Public Access TV Channel 35.**

**A memorializing resolution was approved for 50 Kinder Drive, moved by Mr. Debold, seconded by Mr. Balnicki.**

**A memorializing resolution was approved for 151 Weaver Avenue, moved by Mr. Scurman, seconded by Mr. Prince.**

**A memorializing resolution was approved for 57 Newell Drive moved by Mr. Rockwell, seconded by Mr. Debold.**

**A memorializing resolution was approved for 46 State Street moved by Mr. Balnicki, seconded by Mr. Prince.**

**A memorializing resolution was approved for 29 Park Street moved by Mr. Scurman, seconded by Mr. Rockwell.**

**CASE A**

Application of Molter, LLC. as Applicant & Owner for preliminary and final major site plan approval, a conditional use variance, a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to change a multi-family residential building with 10 residential units and 2 commercial units to 11 residential units and 1 commercial unit in a Neighborhood Business B-2 zone on premises known as Map 6, Block 98, Lot 15 better known as 2-8 Molter Place.

A motion was made by Mr. Scurman to adjourn this application (at the request of the applicant), seconded by Mr. Prince. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 17, 2017 at 7:00 pm.

**CASE B**

Application of Matthew Bernhard as Applicant & Owner for bulk variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a three season sunroom where an existing deck is in a residential one (1)-family R-1A zone on premises known as Map 46, Block 1294, Lot 161 better known as 35 Renner Avenue.

**Testimony and discussion followed.**

**Matthew Bernhard-Applicant/Owner, Brian Adams-Contractor for the Applicant and Anthony Marucci-Consulting Engineer to the Boards.**

A motion was made by Mr. Scurman to approve this application, seconded by Mr. Balnicki. All voting members voted yes on the motion and this application was approved.

MEETING ADJOURNED AT 7:53 PM.

Respectfully Submitted,

---

Nicole Cosenza  
P/Z Secretary to the Boards